71 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4JA
£275,000

An opportunity to acquire this exceptionally well presented two bedroom terraced house ideally located opposite Bexhill downs. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, dining room, modern fitted kitchen, lean-to/utility room, two double bedrooms and large family bathroom. Other internal benefits include gas central heating and double glazed windows throughout. Externally, the property offers a small front garden and a low maintenance south facing rear garden with a large timber summer house/workshop. Ideally located opposite Bexhill downs and within easy walking distance to local amenities and schools whilst still being less than 1 mile to Bexhill Town Centre, mainline railway station and seafront. Offered with NO ONWARD CHAIN, viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band B.

Entrance
Obscured double glazed front door leading to hallway

Hallway
Double radiator, stairs leading to first floor, hallway extends into the dining room

Lounge
14'11" x 9'11" (4.56 x 3.04)
Double glazed bay window overlooking the front elevation and Bexhill downs, radiator, featured fireplace with fitted gas fire, fitted alcove shelving

Dining Room
12'11" x 11'5" (3.96 x 3.50)
Double glazed door leading to lean to, open archway leading to kitchen, under stair storage cupboard, radiator, ornamental feature fireplace

Kitchen
12'9" x 8'5" (3.89 x 2.59)
Double aspect double glazed windows to rear and side, radiator, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, wall mounted gas boiler, space for under counter fridge/freezer, plumbing space for dishwasher, inset sink with mixer tap, integrated oven with extractor hood above, additional space for under counter space for utilities, part tiled walls, tiled walls

Lean-To / Utility Room
11'7" x 5'3" (3.55 x 1.61)
Double glazed windows to side elevation, glass panelled stable door to rear elevation giving access onto rear garden, fitted base level units with laminate rolled edge worktop surfaces, space for under counter fridge/freezer, tiled floor

First Floor Landing
Access to loft space with fitted loft ladder

Bedroom One
11'10" x 13'5" (3.61 x 4.11)
Double glazed window to front elevation overlooking Bexhill downs, radiator, Ornamental feature fireplace

Bedroom Two
11'6" x 7'6" (3.53 x 2.31)
Double glazed window to rear elevation, radiator

Bathroom
Obscured double glazed window to rear elevation, white heated towel rail, white bathroom suite comprising pedestal mounted wash hand basin, low level w/c, free standing claw footed rolled top bath with mixer tap and fitted shower attachment, tiled floor, part tiled walls, recessed ceiling spotlights

Outside

Front Garden
Low maintenance front garden laid with chipping

Rear Garden
Low maintenance south facing rear garden with sun patio, gateway at the rear giving access from the rear into garden, large timber summer house / workshop

Workshop / Summer House
15'9" x 10'1" (4.81 x 3.08)
Double glazed french doors to front elevation, light and power. Rear of workshop has additional store room.

Agents Notes
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

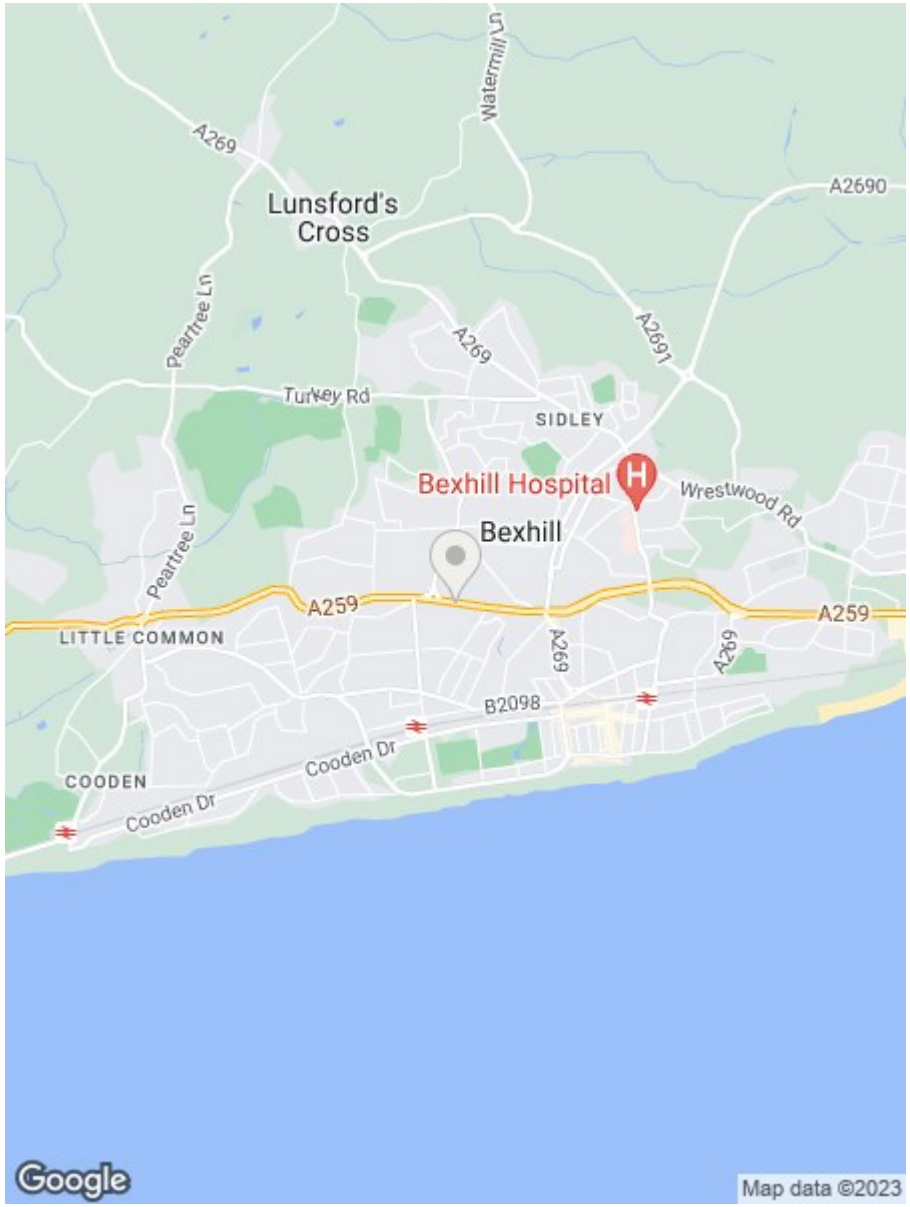
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.

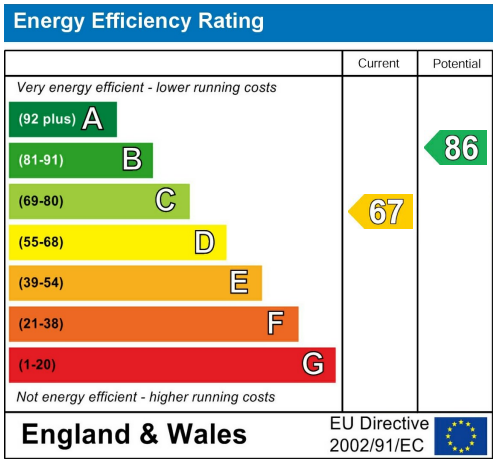
1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

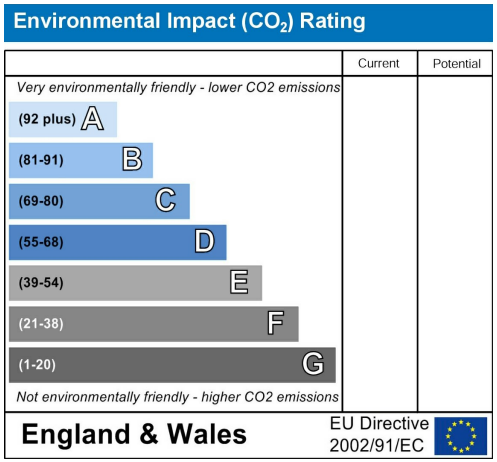
OUTBUILDING
215 sq.ft. (20.0 sq.m.) approx.

TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk